

FEI | Faith Engineering, Inc.

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February 6, 2001

Mr. Nolan Bennett
Environmental Health Scientist
Bernalillo County Environmental Health Department
600 Second St. NW, Suite 500
Albuquerque, NM 87102

Sent via E-Mail: nbennett@bernco.gov and US Mail

RE: Transmittal of 2nd Quarterly Ground Water Sampling Results
3031 Isleta SW, The Lee & Blakely Site; NMED/USTB Facility ID No. 11475001/29071
Contract Control No. 980473
FEI Project No. 98-01-1175-05

Dear Nolan:

Please find included herewith the report for the second quarter of ground water sampling and analysis for the subject site. Sampling was conducted on 1/24/01.

As you are aware, Faith Engineering, Inc. and their subcontractor Tecumseh Professional Associates (FEI/TPA) are preparing a work plan for remedial design at this site.

During this second quarterly ground water sampling activity, FEI, in cooperation with Pinnacle Laboratories, was able to consolidate the analysis for a limited number of polynuclear aromatics (PNAs) by EPA Method 8270 SIMS as part of an expanded EPA Method 8260. Total naphthalene concentrations (which includes mono-methyl naphthalenes) above the NMWQCC standard of 30 µg/l were found in three monitor wells. These wells, MW-1, MW-3, and MW-7 were analyzed and the following PNAs were detected respectively: 1-methyl naphthalene (<50 µg/l, 43 µg/l, and 5.0 µg/l), 2-methyl naphthalene (<50 µg/l, 54 µg/l, and 8.2 µg/l), and naphthalene (47 µg/l, 140 µg/l, and 24 µg/l). Benzene concentrations above the NMWQCC standard of 10 µg/l were detected in MW-1 (600 µg/l), MW-2 (27 µg/l) and MW-7 (87 µg/l). Results of the next quarter of ground water monitoring will be provided by 5/15/01.

Please do not hesitate to contact the undersigned if you have any questions or comments regarding this matter.

Respectfully submitted,

FAITH ENGINEERING, INC.

Stuart E. Faith, P.E., C.S. #080
President

cc. w/ encls. Mr. Tom Leck – NMED/USTB
Mr. Bill Brown - TPA

FEI FILE NUMBER 98-01-1175-05

SECOND QUARTERLY SAMPLING REPORT

LEE & BLAKELY FEEDSTORE

3031 ISLETA BLVD. SW

ALBUQUERQUE, NEW MEXICO

FACILITY #11475001/29071

PREPARED BY:

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FEBRUARY 06, 2001

PREPARED FOR:

THE BERNALILLO COUNTY ENVIRONMENTAL HEALTH DEPARTMENT

AND

THE NEW MEXICO ENVIRONMENT DEPARTMENT

UNDERGROUND STORAGE TANK BUREAU

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**COVER PAGE
FORM 1216
QUARTERLY MONITORING REPORT**

Please include the following information:

1. Site name: Lee & Blakely
2. Responsible party: Mr. Nolan Bennett
3. Responsible party mailing address (list contact person if different):
Bernalillo County Environmental Health Dept.
600 2nd Street NW, Suite 500
Albuquerque, NM 87102
4. Facility number: 11475001/29071
5. Address/legal description: 3031 Isleta Blvd. SW
Albuquerque, NM
6. Author/consulting company: Faith Engineering, Inc.
7. Date of report: 02/06/2001
8. Date of confirmation of release or date USTB was notified of the release:
March, 1998

STATEMENT OF FAMILIARITY

I, the undersigned, am personally familiar with the information submitted in this report and the attached documents and attest that it is true and complete.

Signature: _____

Name: _____ **Stuart Faith** _____

Affiliation: _____ **Faith Engineering, Inc.** _____

Title: _____ **President** _____

Certified Scientist #: _____ **080** _____

Date: _____

I. INTRODUCTION:

I. A. Scope of Work

Faith Engineering, Inc. (FEI), in collaboration with Tecumseh Professional Associates, Inc. (TPA), has been retained by the Bernalillo County Environmental Health Department to provide professional environmental services at the Lee & Blakely site, 3031 Isleta SW, Albuquerque, New Mexico (the Site). The location of the Site is shown on Figure 1. This report documents the second quarter of ground water sampling conducted at the site on January 24, 2001. The period covered in this report is from November 2000 to January 2001.

I. B. This quarter's highlights

This sampling event represents the second quarter of ground water quality re-examination as outlined in the work plan approval letter dated November 17, 2000. The sampling event provides the sample results with field testing of all 8 ground water monitoring wells.

II. ACTIVITIES PERFORMED DURING THIS QUARTER:

II. A. Brief description of the remediation system and date installed

There is no remediation system installed at this Site.

II. B. Description of activities performed to keep system operating properly

Not Applicable, See II. A.

II. C. Monitoring activities performed

Ground water monitoring and sampling at the Site during this quarter took place on January 24, 2001.

This quarter's sampling included the following:

- ground water elevation measurements in all wells.
- ground water sampling of monitor wells MW-1, MW-1D, MW-2, MW-3, MW-4, MW-5, MW-6 and MW-7.
- laboratory analysis of ground water samples for Benzene, Toluene, Ethylbenzene, and total Xylenes (BTEX), Methyl-t-Butyl Ether (MTBE), TMB, Ethylene Dibromide (EDB), Ethylene Dichloride (EDC), and Naphthalene and selected mono-methyl naphthalenes by an expanded EPA Method 8260.
- field testing for natural attenuation indicators of ground water samples, including Iron, Phosphate, Sulfide, Alkalinity, pH, dissolved oxygen, conductivity, temperature and nitrate.

The locations of all monitor wells are shown on Figure 1. Monitoring and sampling procedures are described in Appendix 1. Table 4 provides a historical summary of field activities at the site and

Appendix 2 contains this quarter's original Field Activity Logs. The laboratory results of the ground water analyses for the current monitoring period are shown on Table 1. Historic sampling results are shown on Table 2. Laboratory reports and the Chain of Custody Form are provided in Appendix 3.

Total naphthalene concentrations (which includes mono-methyl naphthalenes) above the NMWQCC standard of 30 µg/l were found in three monitor wells. These wells, MW-1, MW-3, and MW-7 were analyzed and the following PNAs were detected respectively: 1-methyl naphthalene (<50 µg/l, 43 µg/l, and 5.0 µg/l), 2-methyl naphthalene (<50 µg/l, 54 µg/l, and 8.2 µg/l), and naphthalene (47 µg/l, 140 µg/l, and 24 µg/l). Benzene concentrations above the NMWQCC standard of 10 µg/l were detected in MW-1 (600 µg/l), MW-2 (27 µg/l) and MW-7 (87 µg/l).

Depth to ground water varied from 5.86 feet below ground surface (bgs) in MW-5 to 6.52 feet bgs in MW-1. All ground water elevation data including the historical data is summarized in Table 3. This quarter's measurements of ground water elevations indicate a relatively flat area of ground water on-site with a slightly defined directional flow in a southwesterly orientation. A water level summary map for the second quarter ground water measurements is shown on Figure 2.

II. D. System performance and effectiveness

Not Applicable, See II. A.

II. E. Statement verifying containment of release

Based on ground water sample results from site perimeter monitor wells, and a comparison with the previous sampling results, indications are that ground water contaminants appear to presently be contained on-site. Please refer to Figure 2. However, future on-site containment of contamination can not be guaranteed, particularly to the east of MW-2.

III. SUMMARY AND CONCLUSIONS:

III. A. Discussion of trends or changes noted in analytical results or site conditions

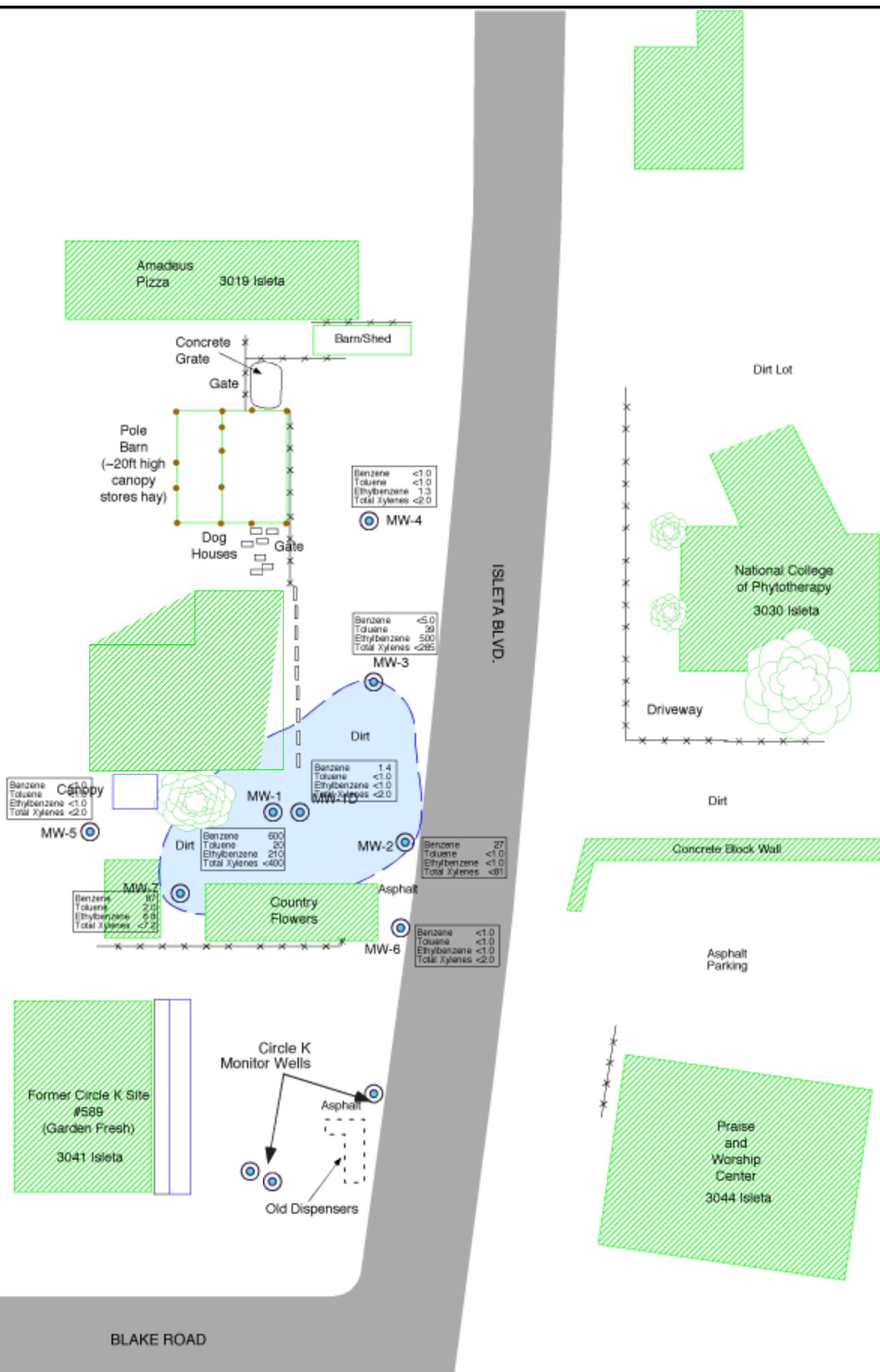
There has not been enough sampling conducted at the site to establish definite trends. However, laboratory results obtained during this second quarter sampling event indicate hydrocarbon concentrations have decreased in MW-1, MW-3, and MW-7 since the initial sampling conducted during the Site Investigation on 2/22/99 and 6/10/99. Hydrocarbon concentrations have increased slightly in MW-2 (eastern perimeter) since that time (see Table 2).

III. B. Ongoing assessment of the remediation system

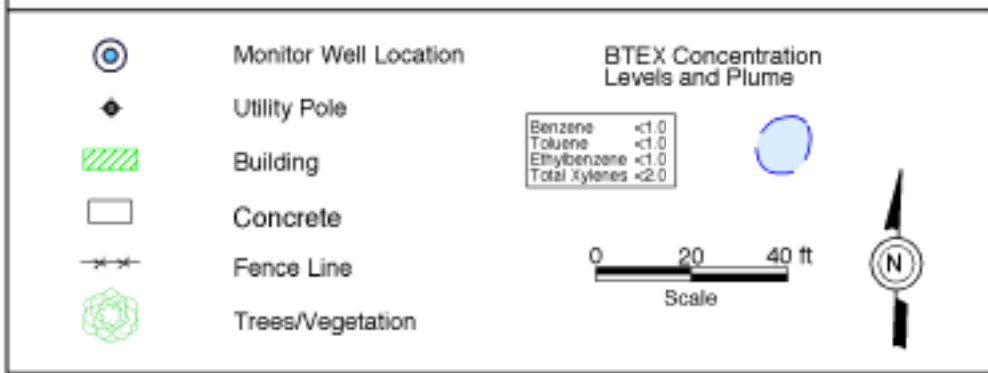
Not Applicable, See II. A.

III. C. Recommendations

FEI recommends continuing site monitoring and sampling pursuant to the existing work plan approved on 11/17/00, as amended to change the report submission dates. A new work plan will be submitted shortly for conceptual remediation design at the site. The next quarterly sampling report will be submitted by 5/15/01, pursuant to the report submission date extension approval granted by the NMED/USTB on 1/30/01.

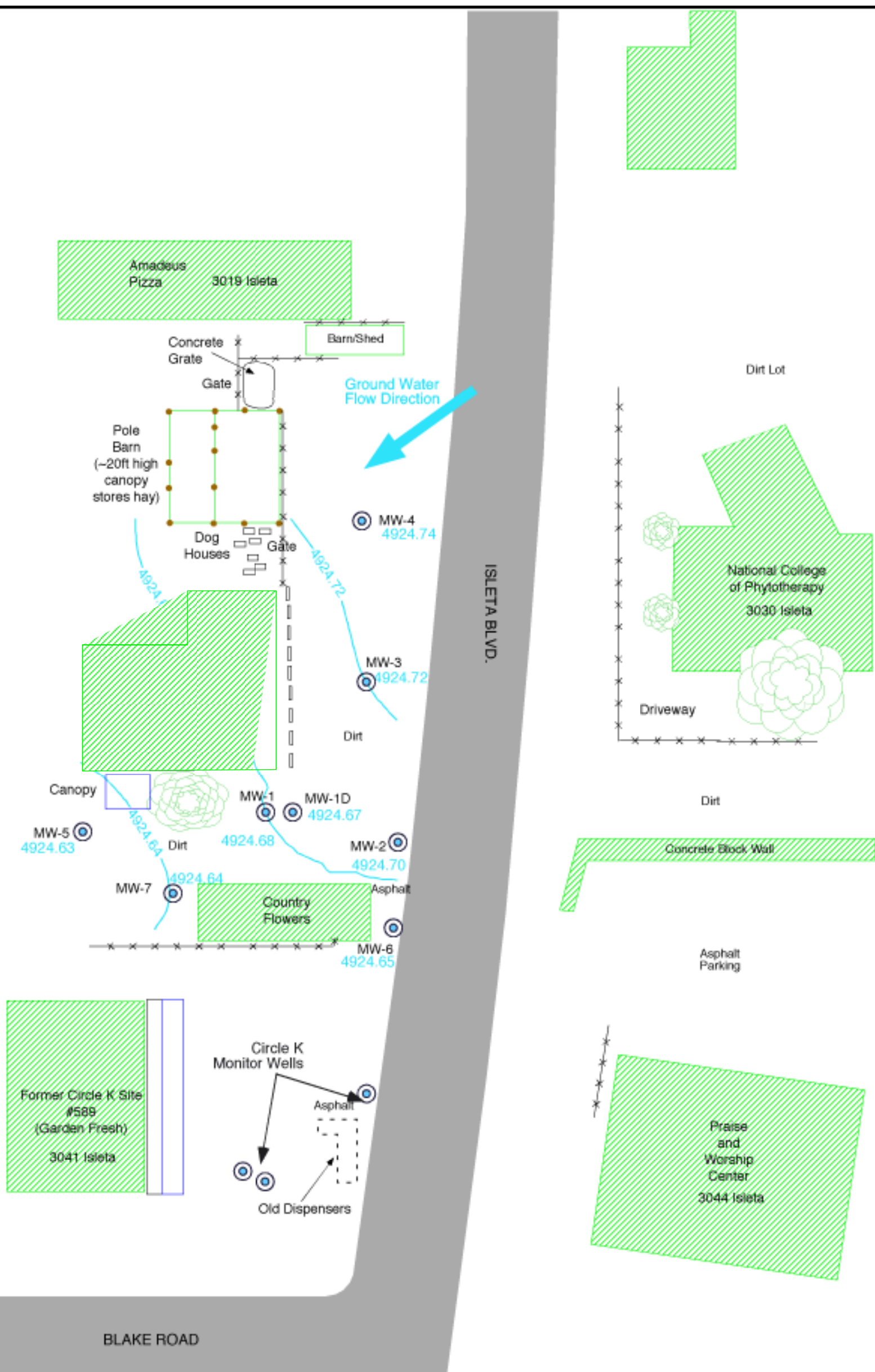


LEGEND



LEE & BLAKELY DISCOUNT FEED STORE 3031 Isleta SW, Albuquerque, New Mexico

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1000 Lomas Boulevard NW Albuquerque, New Mexico 87102-1945 (505) 243-5494 • FAX (505) 243-5385 e-mail • falthinc@flash.net			
Subject: Site Map and BTEX Concentration Levels			
Drawn by: KGF/WJB		Client: BCEHD	
Date : February 2001		Figure: 1	Project: 99-01-1175



LEGEND

- Monitor Well Location
- Utility Pole
- Building
- Concrete
- Fence Line
- Trees/Vegetation

0 20 40 ft
Scale



LEE & BLAKELY DISCOUNT FEED STORE

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TECUMSEH
PROFESSIONAL ASSOCIATES, INC.

Subject: Ground Water Contour Map

Drawn by: KGF/WJB

Client: BCEHD

Date : February 2001

Figure: 2

Project: 99-01-1175

TABLE 1
Lee Blakely 3031 Isleta
00-01-1175-05 • NMED FACILITY #11475001
CURRENT GROUND WATER ANALYSIS RESULTS

		ORGANICS											INORGANICS						INDICATORS			
LOCATION	DATE SAMPLED	Benzene	Toluene	Ethylbenzene	Total Xylenes	MTBE	EDB	EDC	TMB	NAPHTHALENE	2-METHYL NAPHTHALENE	1-METHYL NAPHTHALENE	IRON	PHOSPHATE	SULFIDE	ALKALINITY as CaCO ₃	DISS O ₂	NITRATE	pH	CONDUCTIVITY	TEMP	
		µg/l 10	µg/l 750	µg/l 750	µg/l 620	µg/l 100	µg/l 0.1	ug/l 10	µg/l	µg/l	µg/l 30	µg/l		µg/l	µg/l	mg/l	mg/l	mg/l		mg/l	mg/l	µmhos/cm
MW-1	1/24/01	600	20	210	< 400	< 10	< 10	< 10	46	47	< 50	< 50	0.8	1.0	0.2	1.0	200	0.0	1.0	6.97	904	14.2
MW-1D	1/24/01	1.4	< 1.0	< 1.0	< 2.0	< 1.0	< 1.0	< 1.0	< 2.0	< 1.0	< 5.0	< 5.0	0.4	0.6	0.1	0.0	165	0.0	0.4	7.03	744	16.2
MW-2	1/24/01	27	< 1.0	< 1.0	< 81	< 1.0	< 1.0	< 1.0	17.3	4.3	< 5.0	< 5.0	0.6	0.8	2.0	0.0	250	0.0	0.2	7.04	846	14.3
MW-3	1/24/01	< 5.0	39	500	< 285	< 5.0	< 5.0	< 5.0	36.2	140	54	43	0.2	0.4	3.0	0.8	185	0.0	0.6	6.81	919	15.0
MW-4	1/24/01	< 1.0	< 1.0	1.3	< 2.0	< 1.0	< 1.0	< 1.0	< 2.0	< 1.0	< 5.0	< 5.0	0.3	1.0	0.8	0.0	200	0.5	1.0	6.70	857	15.0
MW-5	1/24/01	< 1.0	< 1.0	< 1.0	< 2.0	< 1.0	< 1.0	< 1.0	< 2.0	< 1.0	< 5.0	< 5.0	0.6	2.0	1.0	0.3	295	0.5	0.4	6.86	1102	12.8
MW-6	1/24/01	< 1.0	< 1.0	< 1.0	< 2.0	< 1.0	< 1.0	< 1.0	< 2.0	< 1.0	< 5.0	< 5.0	0.2	0.3	1.0	0.0	250	1.0	1.0	6.94	920	13.4
MW-7	1/24/01	87	2.0	6.8	< 7.2	< 1.0	< 1.0	< 1.0	< 2.0	24	8.2	5.0	0.2	1.0	0.8	0.2	275	0.5	1.0	7.02	934	14.1
Trip Blank	1/23/01	< 1.0	< 1.0	< 1.0	< 2.0	< 1.0	< 1.0	< 1.0	< 2.0	< 1.0	< 5.0	< 5.0	*	*	*	*	*	*	*	*	*	*
Rinsate	1/24/01	1.4	1.2	< 1.0	< 2.0	< 1.0	< 1.0	< 1.0	< 2.0	< 1.0	< 5.0	< 5.0	*	*	*	*	*	*	*	*	*	*

Bold - Above Action Limits

Data checked _____ / _____

TABLE 2
Lee Blakely 3031 Isleta
00-01-1175-05 • NMED FACILITY #11475001
HISTORY OF GROUND WATER TESTING

		ORGANICS											INORGANICS						INDICATORS			
LOCATION	DATE SAMPLE D	BENZENE	TOLUENE	ETHYL BENZENE	TOTAL XYLENES	MTBE	EDB	EDC	TMB	NAPHTHALENE	2-METHYL NAPHTHALENE	1-METHYL NAPHTHALENE	IRON	PHOSPHATE	SULFIDE	ALKALINITY as CaCO ₃	DISS O ₂	NITRATE	pH	CONDUCTIVITY	TEMP	
UNITS STANDARDS		µg/l 10	µg/l 750	µg/l 750	µg/l 620	µg/l 100	µg/l 0.1	ug/l 10	µg/l	µg/l	µg/l	µg/l	µg/l	µg/l	mg/l	mg/l	mg/l	mg/l	mg/l		µmhos/cm	°C
MW - 1	2/22/99	1400	40	470	1518	< 10	< 0.01	< 10	*	55.6	*	*	*	*	*	*	*	*	*	*	*	*
	9/13/00	540	30	310	542	< 10	< 10	< 10	54	150	*	*	0.6	1.0	1.5	0.1	300	1.0	0.1	7.3	971	26.5
	1/24/01	600	20	210	< 400	< 10	< 10	< 10	46	47	< 50	< 50	0.8	1.0	0.2	1.0	200	0.0	1.0	6.97	904	14.2
MW - 1D	6/10/99	2.0	9.6	100	77.2	< 1.0	< 0.01	< 1.0	20.2	33	*	*	*	*	*	*	*	*	*	*	*	*
	9/13/00	< 1.0	< 1.0	< 1.0	< 2.0	< 1.0	< 1.0	< 1.0	< 2.0	< 1.0	*	*	0.6	0.6	0.4	0.0	200	1.0	0.3	7.3	789	24.0
	1/24/01	1.4	< 1.0	< 1.0	< 2.0	< 1.0	< 1.0	< 1.0	< 2.0	< 1.0	< 5.0	< 5.0	0.4	0.6	0.1	0.0	165	0.0	0.4	7.03	744	16.2
MW - 2	2/22/99	16	< 1.0	3.2	4.1	< 1.0	< 1.0	< 1.0	*	< 0.1	*	*	*	*	*	*	*	*	*	*	*	*
	9/13/00	44	< 1.0	1.5	<43	< 1.0	< 1.0	< 1.0	< 2.0	1.6	*	*	0.4	0.4	2.5	0.0	275	0.5	0.2	7.1	749	27.0
	1/24/01	27	< 1.0	< 1.0	< 81	< 1.0	< 1.0	< 1.0	17.3	4.3	< 5.0	< 5.0	0.6	0.8	2.0	0.0	250	0.0	0.2	7.04	846	14.3
MW - 3	2/22/99	6.1	58	750	1107	< 2.0	< 2.0	< 2.0	*	< 0.1	*	*	*	*	*	*	*	*	*	*	*	*
	9/13/00	< 10	35	450	<310	< 10	< 10	< 10	< 2.00	200	*	*	0.1	0.1	1.5	0.3	290	0.5	0.1	6.9	940	27.2
	1/24/01	< 5.0	39	500	< 285	< 5.0	< 5.0	< 5.0	36.2	140	54	43	0.2	0.4	3.0	0.8	185	0.0	0.6	6.81	919	15.0
MW - 4	2/22/99	< 1.0	< 1.0	3	4.3	< 1.0	< 1.0	< 1.0	*	0.3	*	*	*	*	*	*	*	*	*	*	*	*
	9/13/00	< 1.0	< 1.0	1.6	< 2.0	< 1.0	< 1.0	< 1.0	< 2.0	< 1.0	*	*	0.3	0.4	1.5	0.0	225	1.0	0.1	7.0	818	27.1
	1/24/01	< 1.0	< 1.0	1.3	< 2.0	< 1.0	< 1.0	< 1.0	< 2.0	< 1.0	< 5.0	< 5.0	0.3	1.0	0.8	0.0	200	0.5	1.0	6.70	857	15.0
MW - 5	6/10/99	< 1.0	< 1.0	< 1.0	< 2.0	< 1.0	< 0.01	< 1.0	< 2.0	< 1.0	*	*	*	*	*	*	*	*	*	*	*	*
	9/13/00	< 1.0	< 1.0	< 1.0	< 2.0	< 1.0	< 1.0	< 1.0	< 2.0	< 1.0	*	*	2.0	6.0	4.0	0.0	275	0.5	0.4	6.7	1196	22.7
	1/24/01	< 1.0	< 1.0	< 1.0	< 2.0	< 1.0	< 1.0	< 1.0	< 2.0	< 1.0	< 5.0	< 5.0	0.6	2.0	1.0	0.3	295	0.5	0.4	6.86	1102	12.8

TABLE 2
Lee Blakely 3031 Isleta
00-01-1175-05 • NMED FACILITY #11475001
HISTORY OF GROUND WATER TESTING

		ORGANICS											INORGANICS						INDICATORS			
LOCATION	DATE SAMPLE D	BENZENE	TOLUENE	ETHYL BENZENE	TOTAL XYLENES	MTBE	EDB	EDC	TMB	NAPHTHALENE	2-METHYL NAPHTHALENE	1-METHYL NAPHTHALENE	IRON	PHOSPHATE	SULFIDE	ALKALINITY as CaCO ₃	DISS O ₂	NITRATE	pH	CONDUCTIVITY	TEMP	
UNITS STANDARDS		µg/l 10	µg/l 750	µg/l 750	µg/l 620	µg/l 100	µg/l 0.1	ug/l 10	µg/l	µg/l	µg/l	TOTAL: 30	µg/l SOLUBLE	TOTAL	mg/l	mg/l	mg/l	mg/l	mg/l		µmhos/cm	°C
MW - 6	6/10/99	< 1.0	< 1.0	< 1.0	< 2.0	< 1.0	< 0.01	< 1.0	< 2.0	< 1.0	*	*	*	*	*	*	*	*	*	*	*	*
	9/13/00	1.5	< 1.0	< 1.0	< 2.0	< 1.0	< 1.0	< 1.0	< 2.0	<1.0	*	*	0.4	0.6	3.0	0.0	225	0.5	0.3	6.8	808	26.3
	1/24/01	< 1.0	< 1.0	< 1.0	< 2.0	< 1.0	< 1.0	< 1.0	< 2.0	< 1.0	< 5.0	< 5.0	0.2	0.3	1.0	0.0	250	1.0	1.0	6.94	920	13.4
MW - 7	6/10/99	270	3.3	17	160	< 1.0	< 0.01	< 1.0	8.4	81	*	*	*	*	*	*	*	*	*	*	*	*
	9/13/00	90	1.1	12	<7.1	< 1.0	< 1.0	< 1.0	< 2.0	33	*	*	0.1	0.2	1.0	0.0	275	0.5	0.2	7.2	948	24.3
	1/24/01	87	2.0	6.8	< 7.2	< 1.0	< 1.0	< 1.0	< 2.0	24	8.2	5.0	0.2	1.0	0.8	0.2	275	0.5	1.0	7.02	934	14.1

* - Not Sampled/Not Tested

Bold - Above Action Limits

Data checked ____ / ____

TABLE 3
Lee Blakely 3031 Isleta
00-01-1175-05 • NMED FACILITY #11475001
SUMMARY OF GROUNDWATER ELEVATION MEASUREMENTS

WELL NUMBER	ELEVATION (feet above datum)	DATE	TOTAL DEPTH	STATIC (feet BG)	WATER LEVEL (feet AD)	(+) = RISING (-) = FALLING
MW-1	4931.20	2/22/99	12.48	6.84	4924.36	
		9/3/99		6.26	4924.94	0.58
		9/13/00		6.50	4924.70	-0.24
		1/24/01		6.52	4924.68	-0.02
MW-1D	4931.05	6/11/99	17.46	6.35	4924.70	
		9/3/99		6.11	4924.94	0.24
		9/13/00		6.34	4924.71	-0.23
		1/24/01		6.38	4924.67	-0.04
MW-2	4931.21	2/22/99	12.65	6.84	4924.37	
		9/3/99		6.25	4924.96	0.59
		9/13/00		6.46	4924.75	-0.21
		1/24/01		6.51	4924.70	-0.05
MW-3	4930.77	2/22/99	12.18	6.35	4924.42	
		9/3/99		5.78	4924.99	0.57
		9/13/00		6.00	4924.77	-0.22
		1/24/01		6.05	4924.72	-0.05
MW-4	4930.97	2/22/99	12.78	6.51	4924.46	
		9/3/99		5.95	4925.02	0.56
		9/13/00		6.17	4924.80	-0.22
		1/24/01		6.23	4924.74	-0.06
MW-5	4930.49	6/11/99	11.88	5.94	4924.55	
		9/3/99		5.69	4924.80	0.25
		9/13/00		5.87	4924.62	-0.18
		1/24/01		5.86	4924.63	0.01
MW-6	4930.97	6/11/99	12.15	6.26	4924.71	
		9/3/99		6.04	4924.93	0.22
		9/13/00		6.25	4924.72	-0.21
		1/24/01		6.32	4924.65	-0.07
MW-7	4930.78	6/11/99	11.44	6.00	4924.78	
		9/3/99		5.89	4924.89	0.11
		9/13/00		6.14	4924.64	-0.25
		1/24/01		6.14	4924.64	0.00

Data checked _____ / _____

Table 4
Lee Blakely 3031 Isleta
00-01-1175-05 • NMED Facility # 11475001
 Summary of Tasks Performed in the Field

DATE	FIELD TECH.	DESCRIPTION
2/11/99 - 2/12/99	BB	Drilling and Soil Borings Taken.
2/22/99	KGF	Sampling of MW-1, MW-2, MW-3 and MW-4. Obtained GW levels.
5/27/99	BB	Further Drilling and Soil Borings Taken.
6/10/99	KGF	Samling of MW-5, MW-6, MW-7, MW-1D(new).
7/23/99	CB, CF	Headspace sampling.
8/6/99	KGF, BC	Took Boring Samples for Soil Physical Properties.
9/3/99	KGF	Obtained all GW levels.
6/11/00	KGF	Obtained GW levels on new wells.
9/13/00	KGF, MB	Initial sampling round(1st Qtr)-all existing wells, site survey.
1/24/01	KGF, MB	2nd Quarterly sampling round, all wells.

Data checked _____ / _____

APPENDIX 1

Sampling Protocol

Prior to any sampling, well development or purging, all monitor wells were sounded for depth to ground water. FEI used an electronic sounder with an accuracy of ± 0.01 /foot. Ground water elevations (from datum) were determined using survey data collected during the Hydrogeologic Investigation.

Prior to any sampling event, a minimum of three (3) well bore volumes were purged from each well using a Grundfos Sampling Pump. Samples were collected in HCl preserved VOAs and placed on ice in a container for delivery to Pinnacle Laboratories, in Albuquerque, New Mexico, for analyses. The ground water samples were analyzed for Benzene, Toluene, Ethylbenzene, and total Xylenes (BTEX), Naphthalene, Methyl-t-Butyl Ether (MTBE), TMB, Ethylene Dibromide (EDB) and Ethylene Dichloride (EDC) by EPA Method 8260 and for polynuclear aromatics (PNA) by EPA Method 8270 SIMS. Natural attenuation indicator parameters Iron, Phosphate, Sulfide, Alkalinity, pH, dissolved oxygen, conductivity, temperature and nitrate were analyzed and measured in the field using the appropriate field test kits and equipment. All EPA-approved sampling protocols were observed and a chain of custody was maintained on all samples.

APPENDIX 2

Field Notes

APPENDIX 3

Analytical Laboratory Reports